

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Ranga Reddy District – Allotment of Government land to an extent of 25.31 gts., in Sy.No.37 at Gopanpally Village, Serilingampally Mandal belongs to University of Hyderabad in favour of owners of the private land to an extent of Ac.25.31 gts., in Sy.No.14, 16 to 23 of Kancha Gachibowli Village – Orders – Issued.

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REVENUE (ASN.V) DEPARTMENT

G.O.Ms.No. 1473

Dated: 10th December, 2008

Read the following:

- 1) From the Collector, Ranga Reddy District, Lr.No.Lc.1/1500/2004 date:08-03-2004, 03-07-2004, 14-03-2005, 06-05-2005 & 30-05-2005.
- 2) From the Spl. C.S & Chief Commissioner of Land Administration Lr.No.BB1/436/2004, dated. 20-08-2005.
- 3) From the Vice-Chancellor, University of Hyderabad Lr.dt.27-02-2006
- 4) From the Registrar, University of Hyderabad Lr.No.UH/RG/171, dated:28-02-2006
- 5) From the Collector, Ranga Reddy District Lr.No.LC1/1500/2004, dated:15-07-2006 and 15-07-2008

ORDER

In the reference first read above, the Collector, Ranga Reddy District has reported that an extent of Ac.25.31 gts., in Sy.Nos.14, 16 to 23 of Kancha Gachibowli Village recorded in the name of Sri Lingamaiah, is in occupation of University of Hyderabad, since 1975. The pattedar has filed a suit in O.S. No. 193/92 in the Court for recovery of the possession wherein it has been ordered that the University of Hyderabad to vacate the subject land and deliver possession in favour of Sri Lingamaiah. Since the subject lands were surrounded all around by the lands belonging to University of Hyderabad and the petitioners have no way to access their lands, except through the land belonging to University of Hyderabad, the legal heirs of Late Lingamaiah, Smt. Pushpamma (wife) and Smt. Chandrakala filed representation for providing easement rights to their lands or to allot an alternate land in exchange of their lands. The University of Hyderabad, in its Executive Council meeting held on 24-12-2003 formally approved to allot an alternate land to an extent of Ac.12.17 gts., pending approval of the Government.

2. Sri E.Satya Reddy & others have also claimed rights over the lands, however, the Joint Collector has disposed off the case vide Proceeding Dated:26-02-2005, declaring Smt.Pushpamma (Wife) and Smt.Chandrakala as original legal heirs of pattedar Late Sri Lingamaiah, and true owners of the subject land.

3. The Collector, Ranga Reddy District has furnished the proposals to the Chief Commissioner of Land Administration, for grant of permission for exchange of University of Hyderabad land Ac.12.17 gts., in Sy.No.25 of Kancha Gachibowli Village, in favour of the title holders' i.e. legal heirs of Late Sri Lingamaiah, in lieu of their private land Ac.25.31 gts., in Sy.Nos.14, 16 to 23 of Kancha Gachibowli Village, which is under the possession of University of Hyderabad.

4. In the reference second read above, the Spl.C.S & Chief Commissioner of Land Administration has reported that action be taken to initiate Land Acquisition proceedings and acquire the land, which will perfect the title of Government/University. Instead of cash compensation, the land will be offered in exchange, based on the land value of both the extents of land now proposed for exchange. The landowner can make their claim before the Land Acquisition Officer, and take their land based on validity of their title and claim. He has requested to issue necessary orders.

(PTO)

5. After examining the proposal of the Collector, Ranga Reddy District, sent through his letter first read above, Government have decided to allot the said land for an extent of Ac.12.17 gts., in Sy.No.25, Kancha Gachibowli Village in favor of SAAP for constructing the Sports Complex including Sports Village and requested to the Collector, Ranga Reddy District to identify alternate land.

6. In the reference third and fourth read above, the Vice Chancellor and Registrar, University of Hyderabad have requested the Government to permit the University for exchange of land of 21 acres in Sy.No.37 of Gopannapally Village in lieu of Ac.25.31 gts., situated in Sy.No.14, 16 to 23 of Kancha Gachibouli Village belonging to Late Sri Lingamaiah.

7. In the reference fifth read above, the Collector, Ranga Reddy while forwarding the proposal of University of Hyderabad has reported that the basic value of land in Sy.No.37 at Gopannapalli Village and in Sy.No.14, 16 to 23 of Kancha Gachibouli as Rs.25.00 lakhs per acre and prevailing market value of both the lands as Rs.3.50 crores per acre.

8. Sri B.Naveen Kumar and his family members have made a representation stating that the patta lands of Late Sri Lingamaiah have already been purchased by them and their names have been mutated in the Revenue Records and requested to allot the present proposed land in their favour. The Collector, Ranga Reddy District in his letter dt.21-11-2008 has reported that as per the orders of the Joint Collector, Ranga Reddy District dt.26-02-2005 in case No.D5/2313/2002, D5/4731/2004 the mutation has been sanctioned in the names of purchasers i.e. the representation petitioner and his family members vide Tahsildar Proceedings No.B/585/2007 to B/593/2007, dt.07-09-2007.

9. After careful examination, Government have observed that as per the report of the Collector, Ranga Reddy District the basic value and market value of the both lands are equal, and it would fair and reasonable to give equal extent of land in exchange in favour of private pattedars. Government have decided to allot an equal extent of land to an extent of Ac.25.31 gts., instead of the land proposed by the Collector, Ranga Reddy District / University of Hyderabad.

10. Accordingly, Government hereby permit the Collector, Ranga Reddy District to resume the land an extent of Ac.25.31 gts., in Sy.No.37, Gopannapally Village, from University of Hyderabad, and hand over the same to the owner of the patta land in Sy.No.14, 16 to 23 of Kancha Gachibowli Village on exchange basis, since the patta land is already occupied by University of Hyderabad. The Collector, Ranga Reddy District also requested to resume the land, which is adjacent to Village boundary of Manikonda on the Eastern side and above the land allotted to IRS Officers Housing Colony on the Southern side as clearly demarcated in the sketch map sent by him. The Collector, Ranga Reddy District is also requested to satisfy himself about the ownership of pattedars of the land in Sy.No.14, 16 to 23 of Kancha Gachibowli Village, as per the Revenue Records before handing over the possession.

11. The Chief Commissioner of Land Administration, Hyderabad and the Collector, Ranga Reddy District shall take necessary action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

M.SAMUEL

PRINCIPAL SECRETARY TO GOVERNMENT

To

The Chief Commissioner of Land Administration, Hyderabad

The Collector, Ranga Reddy District

Copy to:

The PS to Principal Secretary (MS)

The Registrar, University of Hyderabad - *through Collector, Ranga Reddy District*

SF/SC

//FORWARDED BY ORDER//

SECTION OFFICER